



Conditional Use – No New Construction

Property address or Location 502 S. Compass Drive
 Parcel ID #(s) 2577-714-0018-000-3
 Project description Request for approval to do short term rentals

Karen Cox/Wilbur Cox
 Property Owner(s)
502 S. Compass Dr
 Street Address
Ft. Pierce FL 34949
 City State Zip
270-403-5774
 Phone Number
K57newton@yahoo.com
 Email Address

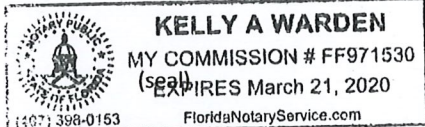
Coldwell Banker Paradise - Property Management
 Applicant/Representative, Title, Company
100 Mainsail Dr
 Street Address
Ft. Pierce, FL 34949
 City State Zip
772-489-10100
 Phone Number
Oceanvillage@cbparadise.com
 Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

Karen Cox Wilbur Cox
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie
 The foregoing instrument was acknowledged before me this 15 day of March, 2018, by
Karen Cox who is personally known to me or has produced
Drivers license as identification.

[Signature]
 Signature of Notary



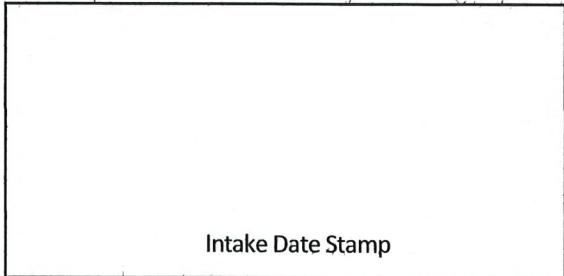
INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____

Fees _____ Control # _____ B. Permit # _____



CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- If no site improvements are required:
 - As-built survey
 - Floor plan of existing building(s)
- If parking and drainage improvements are required:
 - As-built survey;
 - Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
 - Lighting plan
- Complete, notarized application

Application Type:

- Conditional Use: No new construction with no site improvements
- Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size _____ Parking Spaces: 2 Car Garage

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

- (1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.
- (2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.
- (3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Application Outlook



Re: Cox Residence – Conditional Use – 502 S. Compass Drive

In reference to the Code Enforcement comments:

1. This property is currently managed by Coldwell Banker Paradise (CBP). There is an onsite office at Ocean Village and the property manager is available 24/7 for any complaints or issues. The CBP office is open Monday - Friday from 9:00am – 5:00pm, Saturday 9:00am – 4:00pm, Sunday 11:00am – 4:00pm and any after hour calls are directed to the property manager's cell phone. The security gate also has the property manager's cell phone for emergencies.
2. We comply with all local ordinances and respond to any noise complaints immediately.
3. Garbage and recycling receptacles are located at this home in the garage and picked up weekly on Tuesday and Friday.
4. Pets are not allowed for any property rented through CBP at Ocean Village unless it is a service dog and the appropriate paperwork is provided.
5. Two (2) people per bedroom are permitted to stay at one time.
6. This home has a garage for parking and a driveway for additional guests.
7. CBP has a designated bookkeeper who collects and pays the appropriate sales tax monthly on behalf of the property owner.
8. CBP works with several vendors who are licensed and insured to handle maintenance issues in a timely fashion.

Please let me know if you need additional information.

Best regards,



Lisa Cataline

